



Planning Inspectorate
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68/5/7

8803936 [2539]

3 JUL 1989 (Recd)

DISMISSED

SR

Mr John Dunham
282 Norwood Road
Norwood Green
Southall
Middlesex UB2 4JH

Your Reference
8854
Our Reference
T/APP/X5210/A/88/112252/P5
Date
2 MAY 89

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR L F DRUKKER
APPLICATION NO:- PL/8803936

1. As you know I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Council of the London Borough of Camden to refuse planning permission for the erection of a rear roof extension and balcony to form a third floor at 41 Glenmore Road, London NW3. I have considered the written representations made by you and by the council. I inspected the site on 17 April 1989.
2. On the basis of the material before me and of my site visit I consider that the main issue in this case is the visual impact of the proposal on the rear elevation of Glenmore Road which is within a conservation area.
4. The Belsize Park Conservation Area has been extended relatively recently to include Glenmore Road. Your proposal would not affect the street scene but I consider that in a conservation area, the appearance of the backs of buildings needs to be considered in order to protect the character of the area as a whole. You drew my attention to three examples of rear roof extensions in Howitt Road that can be seen from your client's flat. In my opinion these schemes have the effect of transforming the appearance of the rear elevations of these buildings from being 2 storey houses with roof dormers to 4 storey houses. As a consequence I consider that they detract from the appearance of the conservation area and in my view rather than proving a precedent that you should be allowed to follow, I consider that they clearly illustrate that your proposal if implemented would lead to demonstrable harm to the visual character of the conservation area.
5. I have considered all the other matters raised but they do not affect my conclusion that your proposal would have a serious adverse effect on the visual character of the Belsize Conservation Area.
6. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient servant

Simon E. Gibbs.

Simon E Gibbs MA MSocSc MRTPI
Inspector